



Promoting the wise use of land

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

MEETING DATE January 15, 2016		CONTACT/PHONE Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us		APPLICANT Joe Repetto		FILE NO. COAL 15-0077 SUB2015-00023	
SUBJECT A request by JOE REPETTO for a Lot Line Adjustment (COAL 15-0077) to adjust the lot lines between two parcels of 9.25 and 9.63 acres each, resulting in two parcels of 5.0 and 13.88 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Rural land use category and is located at 2414 High Grove Road and 1255 Akron Road, approximately seven miles east of the community of Templeton. The site is in the El Pomar Sub-area of the North County planning area.							
RECOMMENDED ACTION 1. Approve Lot Line Adjustment COAL 15-0077 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.							
ENVIRONMENTAL DETERMINATION This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].							
LAND USE CATEGORY Residential Rural		COMBINING DESIGNATION None		ASSESSOR PARCEL NUMBER 034-181-009 & -011		SUPERVISOR DISTRICT(S) 5	
PLANNING AREA STANDARDS: None applicable							
LAND USE ORDINANCE STANDARDS: 22.22.060- Subdivision Design Standards for the Residential Rural land use category							
EXISTING USES: Two single family residences, one on Parcel 1, one on Parcel 2							
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural/Scattered residences, agricultural uses <i>East:</i> Residential Rural/Scattered residences, agricultural uses <i>South:</i> Residential Rural/Scattered residences, agricultural uses <i>West:</i> Residential Rural/Scattered residences, agricultural uses							
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Templeton Area Advisory Group							
TOPOGRAPHY: Moderately sloping				VEGETATION: Grasses, scattered oaks			
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CalFire				ACCEPTANCE DATE: November 25, 2015			
<p align="center">ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</p>							

DISCUSSION

Government Code Section 66412(d) – Lot Line Adjustments

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels (*Senate Bill 497*). In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan policies and requirements.

Title 21 / Real Property Division Ordinance

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

Proposed Adjustment

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

LOT NUMBER	EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
1	9.25	13.88
2	9.63	5.0

The adjustment will result in the reconfiguration of the two parcels to move the parcel line that is currently going through the existing residence on Parcel 1 and to provide conforming setbacks. Both resulting parcels will be consistent with the minimum parcel size for the Residential Rural land use category. The proposed lot line adjustment is a betterment of the current situation because it will result in building setbacks that conform to the Land Use Ordinance.

LEGAL LOT STATUS

The two lots were legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs
and reviewed by Terry Wahler, Senior Planner